



RE-16B UNILATERAL OFFER OF COMPENSATION

THIS IS A LEGALLY BINDING CONTRACT, READ THE ENTIRE DOCUMENT, INCLUDING ANY ATTACHMENTS. IF YOU HAVE ANY QUESTIONS, CONSULT YOUR ATTORNEY AND/OR ACCOUNTANT BEFORE SIGNING.



1 DATE 09/05/2024

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3 **1. PROPERTY:** this agreement pertains to the real property with the following address or legal description (hereafter referred to as the
4 "Property"): 12093 W Hidden Valley Rim Rd Boise ID 83709.

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6 **2. LISTING BROKERAGE:** Better Homes & Gardens 43North.

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8 **3. AGREEMENT TO PROVIDE COMPENSATION:** Listing Brokerage will pay any licensed Idaho brokerage, a cooperating compensation
9 fee if brokerage (hereafter "Selling Brokerage") procures a purchaser or lessee ready, willing and able to purchase, transfer, exchange or
10 lease the Property on the terms agreed to in writing by the seller.

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12 **4. AMOUNT OF COMPENSATION.** Listing Brokerage agrees to pay Selling Brokerage the following compensation:

13
14 2.5 % of the purchase price of the Property.

15
16 A flat fee of \$_____.

17
18 _____% of the gross rent for the initial term of the lease.

19
20 Other _____.

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22 **5. THIS OFFER IS UNILATERAL** which means it can only be accepted through performance.

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24 **6. THIS OFFER IS PROPERTY SPECIFIC.** This offer applies only to the property referenced herein and to no other property; including but
25 not limited to other properties listed by Listing Broker, past, present or future. Payment hereunder shall not create an expectation of similar
26 future offers.

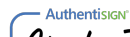
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28 **7. TERM AND IRREVOCABLE:** This offer shall remain open and will be irrevocable until Listing Brokerage's representation, compensation
29 or marketing agreement with the owner of the Property expires or is amended.

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31 **8. DUTY TO ARBITRATE:** The offer stated herein is being made by a REALTOR® who, like all REALTOR® members, has agreed pursuant
32 to Article 17 of the REALTOR® Code of Ethics to submit certain contractual and non-contractual disputes to mediation and binding arbitration,
33 said agreement is reaffirmed herein. Acceptance, or making a claim for, the offer stated herein by any non-REALTOR® shall constitute an
34 agreement to agree to likewise submit certain contractual and non-contractual disputes to mediation and binding arbitration in accordance
35 with Article 17 of the REALTOR® Code of Ethics under the rules and procedures of the Idaho and National Association of REALTORS®,
36 copies of which may be located at <https://www.nar.realtor/>.

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38 **9. OTHER TERMS AND CONDITIONS:** _____

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41 **10. AUTHORITY OF SIGNATORY:** If the Listing Brokerage is a corporation, partnership, limited liability company, or other legal entity, the
42 person executing this agreement on its behalf warrants his or her authority to do so and to bind said party.

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44 **11. SIGNATURES:**

45  Cindy Zachman 09/05/24
46 Cindy Zachman
47 Listing Brokerage Name Agent or Broker (on behalf of Brokerage) Signature

48 Better Homes & Gardens 43North

49 3505 E Monarch Sky Lane #200 Meridian ID 83646 208-381-8000

50 Brokerage Address Brokerage Phone

51 208-286-8423 Cindy@Zachman.Homes

52 Agent Phone Agent Email

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